

Condominium Home Owners Association

A non-profit association serving strata owners since 1976

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Condo Smarts

Headline: Check first before you start to drill

Topic: Installation of satellite dish

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A Port Moody homeowner in a new building recently discovered a small leak in the ceiling of her one-bedroom apartment. The deck areas, windows and roofing above were all inspected without success. However, the strata council did notice that a satellite dish had been installed two floors up. On closer inspection, it was discovered the dish had simply been mounted by drilling bolts through the siding, the rain screen and into the wall system. The damage has been corrected and the leak stopped. However, the leak is not the only problem. Now the entire building warranty is in jeopardy.

Tips: We all like to hang things on our buildings. Those little ceramic ducks, horseshoes, planters and yes, satellite dishes – the “hood ornament of the strata”. But the damages resulting from improper installation can be very costly. Bylaws may prohibit installation of any materials on building surfaces. Before you act, get it in writing.

Strata Law: Owners require the written permission of the strata corporation before they proceed with alterations to the common property. The council may require building permits, design plans, or in this case, an engineers certification, to ensure proper installation. The mounting brackets and bolts used in this case caused damage and failure to this area of the building and have potentially voided the building warranty because of the actions of the owner who installed the satellite dish. Owners who do not get written permission can be liable to the strata for the costs of damages, inspections and restoration. At this time, the warranty provider is investigating the damage.

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